

# ***Board of County Commissioners***

## **Development Review**

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## ***May 13, 2002 DRC Meeting***

Meeting convened at 2:02 PM.

Present: Robbie Rogers-Division Director and Chairperson, Richard Helms-Development Coordinator, Tom Mountain-Coastal Engineering, Marie Keeum-911 Coordinator, Becky Howard-Deputy Clerk, Terry Neal-Attorney, Keith Hunter-Environmental Health and Alysia Akins-Committee Secretary.

Mr. Helms moved to approve the DRC minutes of April 22, 2002. Mr. Hunter seconded the motion and the motion carried.

### **Old Business-**

None

### **New Business**

#### ***Tri-County Villages***

#### ***Master Development Plan***

#### ***Amended PUD***

Marty Dzuro, Grant and Dzuro, was present and requesting to expand the Urban Expansion Area of the Tri-County Villages to include the subject property and change the zoning to RPUD for the purpose of relocating approved uses from the Tri-County Villages Development of Regional Impact. Mrs. Rogers explained what the request consisted of. Mr. Helms asked about CR 101 improvements, which the Villages plan to turn into a five-lane road. Mrs. Rogers discussed C-466 alignment. Mrs. Rogers explained there were 235 acres in the project, with 180 being residential and the remaining being institutional and commercial. Mr. Dzuro stated the property would be developed in the same manner as the Tri-County Villages. Mrs. Rogers asked if the project would hook into Little Sumter Utilities. Mrs. Rogers stated that Oakland Hills was not a part of the DRI project. Mr. Dzuro stated the project would consist of designer homes and villas and would be named Village of Summer Hill. Mr. Dzuro also stated access would be from CR 101, Unit 35 and Southern Trace.

Mr. Helms moved to forward a recommendation of approval onto the Zoning and Adjustment Board for the rezoning and master plan. Mrs. Keenum seconded the motion and the motion carried.

***Wilson-Leatherman Housing Project***

Shannon Berry, The Wilson Company, was present and requesting to develop a 196 multi-family low-income residential housing development where a minimum of 50% of the development tract will be provided as common open space. Mr. Helms informed the Committee members there was a newly submitted site plan in front of them. Mrs. Rogers discussed the current and proposed land use and zoning. Mrs. Rogers explained the project proposal was an affordable housing apartment complex utilizing tax credits and providing extra amenities not normally found in affordable housing projects. Mrs. Berry stated the rent would be low and based on the income rate of the area. Mr. Helms asked what would happen if the project was not awarded the tax credits. Mrs. Berry explained they would simply re-apply next year. Mrs. Keenum stated there was a great need for this type of project. Mrs. Rogers stated the City of Wildwood had a project that was also competing in the same cycle. Mr. Helms stated he had minor comments regarding CR 101 improvements, addition of sidewalks, parking concerns and changing the plan title from preliminary site plan to conceptual. Attorney Neal asked for clarification on the location of the project. Mrs. Keenum asked about the entrance and residences in close proximity of the project. Mrs. Rogers stated the Villages would take care of road improvements on CR 101, but if this project got started before the improvements were made, the Wilson Company would then be responsible for the improvements. Mrs. Keenum asked about the two and three story buildings shown on the site plan. Attorney Neal asked about the water retention area, pool and clubhouse. Mrs. Berry stated these would all be fenced and landscaped. Mrs. Berry also stated there would not be a guardhouse, but a call box with a card reader located at the entrance. Attorney Neal discussed the trash compactor and emergency vehicle access. Mrs. Keenum asked about road widths. Mrs. Rogers asked if there would be a crashable gate at the entrance. Mrs. Berry stated the Wilson Company was willing to work with the emergency rescue services and make any arrangements needed. Mrs. Berry also stated the lane widths would meet requirements. Mrs. Berry explained each building would be built for certificates of occupancy separately.

Mr. Helms moved to forward a recommendation of approval onto the Zoning and Adjustment Board for the rezoning and master site plan. Mrs. Keenum seconded the motion and the motion carried.

**Public Forum-**

None

Mrs. Rogers stated the next meeting would be on May 20, 2002. Mr. Helms stated the agenda packets for that meeting had been submitted.

Meeting adjourned at 2:25 PM.